

## Date \_\_\_\_\_

**DISTRIBUTION**

Internal

<input checked="" type="checkbox"/> Building Inspection	<input type="checkbox"/> Grading Inspection
<input type="checkbox"/> Advance Planning	<input type="checkbox"/> Housing Programs
<input type="checkbox"/> Trans. Planning	<input type="checkbox"/> Telecom Planner
<input type="checkbox"/> ALUC Staff	<input type="checkbox"/> HCP/NCCP Staff
<input type="checkbox"/> APC Floodplain Tech	<input type="checkbox"/> County Geologist

Health Services Department

<input checked="" type="checkbox"/> Environmental Health	<input type="checkbox"/> Hazardous Materials
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Public Works Department

<input type="checkbox"/> Engineering Services (Full-size)	<input type="checkbox"/> Traffic
<input type="checkbox"/> Flood Control (Full-size)	<input type="checkbox"/> Special Districts

Local

<input checked="" type="checkbox"/> Fire District	<u>Kensington</u>	<input type="checkbox"/> Consolidated – (email) fire@cccfd.org
<input checked="" type="checkbox"/> Sanitary District	<u>Steger</u>	
<input checked="" type="checkbox"/> Water District	<u>EBMUD</u>	
<input checked="" type="checkbox"/> City of	<u>El Cerrito</u>	
<input type="checkbox"/> School District(s)		
<input type="checkbox"/> LAFCO		
<input type="checkbox"/> Reclamation District #		
<input type="checkbox"/> East Bay Regional Park District		
<input type="checkbox"/> Diablo/Discovery Bay/Crockett CSD		
<input checked="" type="checkbox"/> MAC/TAC	<u>KMAC</u>	
<input type="checkbox"/> Improvement/Community Association		
<input checked="" type="checkbox"/> CC Mosquito & Vector Control Dist (email)		

Others/Non-local

<input type="checkbox"/> CHRIS – Sonoma State
<input type="checkbox"/> CA Fish and Wildlife, Region 3 – Bay Delta
<input type="checkbox"/> Native American Tribes

Additional Recipients

Project Planner Allison Ricmer  
Phone # 925-674-7819  
E-mail Allison.Ricmer@dcd.cccounty.us  
County File # DP18-3019  
Prior to June 3, 2018  
\*\*\*\*\*

No Active Fault Zone (Alquist-Priolo)  
No Flood Hazard Area, Panel # \_\_\_\_\_  
No 60-dBA Noise Control  
No CA EPA Hazardous Waste Site

Comments:       None       Below       Attached

Agency phone # \_\_\_\_\_



CONTRA COSTA COUNTY  
Department of Conservation & Development  
Community Development Division

APPLICATION				
TO BE COMPLETED BY OWNER OR APPLICANT				
<b>OWNER</b>		<b>APPLICANT</b>		
Name D. Randall Young		Name <u>same</u>		
Address 52 Anson Way		Address		
City, State/Zip Kensington, CA 94707		City, State/Zip		
Phone 415-939-7774 email Randall.young@gmail.com		Phone email		
By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. <input type="checkbox"/> Check here if billings are to be sent to applicant rather than owner.		By signing below, applicant agrees to pay all costs for processing this application plus any accrued interest if the costs are not paid within 30 days of invoicing.		
Owner's Signature		Applicant's Signature		
<b>CONTACT PERSON (optional)</b>		<b>PROJECT DATA</b>		
Name		Total Parcel Size: 5967 sf		
Address		Proposed Number of Units:		
City, State/Zip		Proposed Square Footage:		
Phone email		Estimated Project Value: \$6,000		
Project description (attach supplemental statement if necessary): Pergola on northwest side of the property and a sliding door /deck to the west.				
↓ <b>FOR OFFICE USE ONLY</b> ↓				
Project description: Applicant requests approval of a development plan for a pergola in the northwest side of the lot, and a sliding door and deck on the west side of the lot. The pergola, sliding door, and deck are existing. <u>The pergola will be moved 3' from the property lines to avoid a variance. The pergola will be located on the existing deck, and will have a maximum height of 15'.</u>				
Property description: Blakemont Lot 9				
Ordinance Ref.:	<b>TYPE OF FEE</b>	<b>FEE</b>	<b>CODE</b>	Assessor's #: 572-233-015
Area: Kensington	*Base Fee/Deposit	\$1,000	S-36Y	Site Address: 52 Anson
Fire District: Kensington	Late Filing Penalty (+50% of above if applicable)	\$500	S-066	Zoning District: R-6-K-TOV
Sphere of Influence: El Cerrito	#Units ____ x \$195.00		S-014	Census Tract: 3910
Flood Zone: X	____ Sq. Ft. x \$0.20			Atlas Page: M-6, M-7
Panel Number:	Notification Fee	15.00 / 30.00	S-052	General Plan: SH
x-ref Files: KR18-010	Fish & Game Posting (if not CEQA exempt)	75.00	S-048	Substandard Lot: YES x NO <input type="checkbox"/>
VR17-1041	Environmental Health Dept.	57.00	5884	Supervisory District: 1
	Other:			Received by: A. Riemer
Concurrent Files:	<b>TOTAL</b>	\$ 1,587.00		Date Filed: 5/3/18
	<b>Receipt #</b>	180005641		File #DP18-3019
*Additional fees based on time and materials will be charged if staff costs exceed base fee.				

INSTRUCTIONS ON REVERSE

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra  
Costa  
County**



**John Kopchik**  
Director

**Aruna Bhat**  
Deputy Director

**Jason Crapo**  
Deputy Director

**Maureen Toms**  
Deputy Director

**Kara Douglas**  
Assistant Deputy Director

**Kelli Zenn**  
Business Operations Manager

May 7, 2018

Kensington Municipal Advisory Council

Subject: Development Plan DP18-3019  
Site Address: 52 Anson Way, Kensington

Dear KMAC Members,

Please find enclosed the revised plans for 52 Anson Way. The first application submitted for this project was Variance VR17-1041, which was reviewed by the Kensington Municipal Advisory Council on January 7, 2018. This variance application included a request to allow an existing pergola in the side yard, with a maximum height of 20 feet-4 inches. The application also included a request for the design review for a new sliding door and new deck/stairs.

At the January 7, 2018 KMAC meeting, the applicant received support for the design of the sliding door, and deck, and no support to allow the pergola as previously proposed to be on the property line. The applicant agreed to relocate the pergola, and as a result, the variance was withdrawn on March 9, 2018.

Following the variance withdrawal, the applicant submitted revised plans for the pergola in a different location outside of the side yards (Kensington Design Review application KR18-0010). The KR18-0010 revised plans confirmed that the location of the sliding door and deck remains the same and that the pergola has been relocated to allow a minimum of 3 feet from the property lines. The pergola is proposed to be relocated to the existing deck, with a reduced height from 20 feet-4 inches to 15 feet.

Due to a request for a public hearing, as a result of the Kensington Design Review public noticing process, this application is being routed to you again to evaluate the pergola at a different location. The application is now referred to as Development Plan DP18-3019.

Do not hesitate to contact me if you have any questions related to this application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Allison Riemer".

Allison Riemer  
Planner I  
(925) 674-7814  
[allison.riemer@dcd.cccounty.us](mailto:allison.riemer@dcd.cccounty.us)

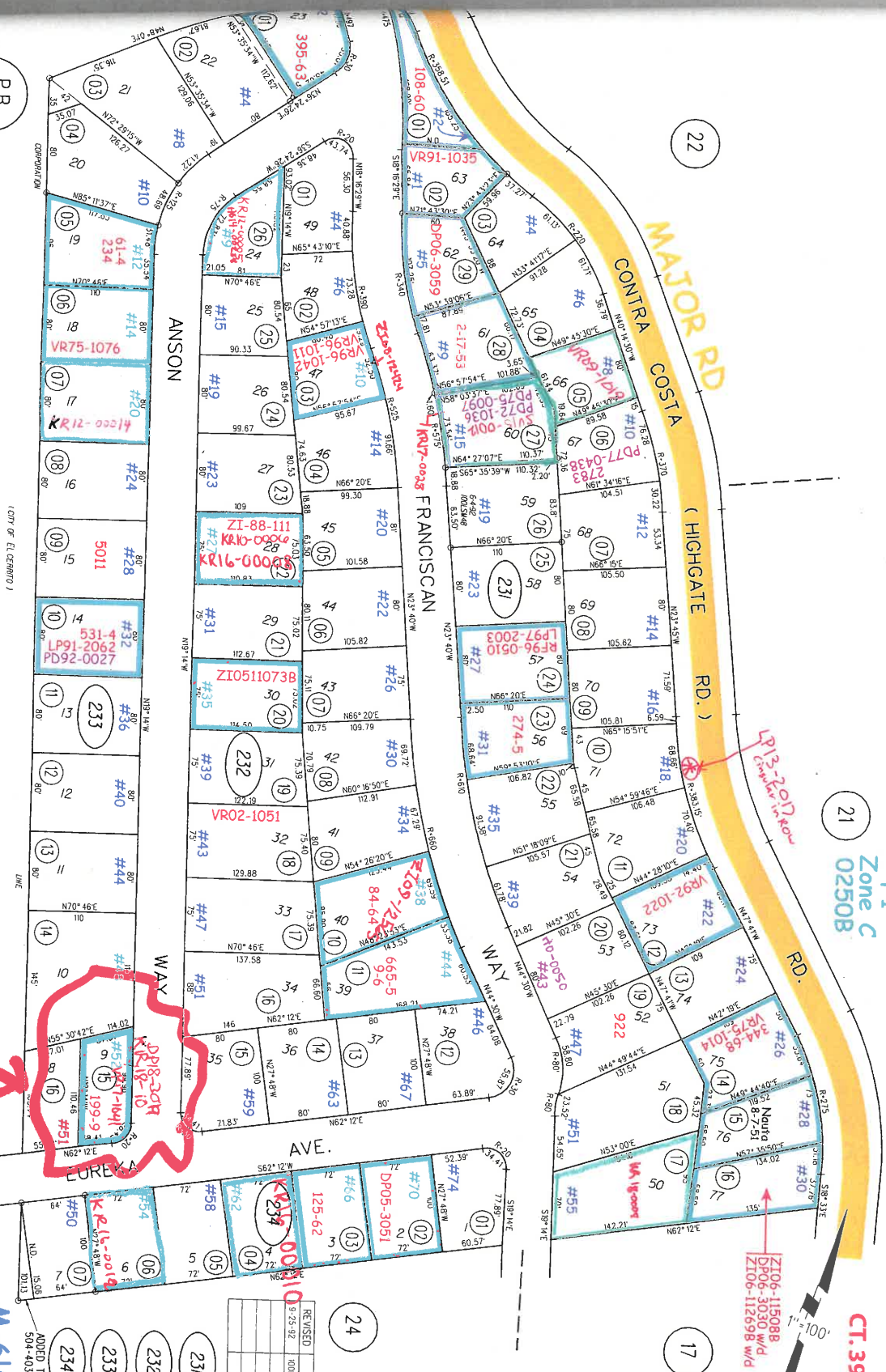
cc File DP18-3019



TAX CODE AREA

F1  
Zone C  
0250B

CT.3910.00



REVISED	CHANGE	B
9-25-92	100LSM48	MLJ

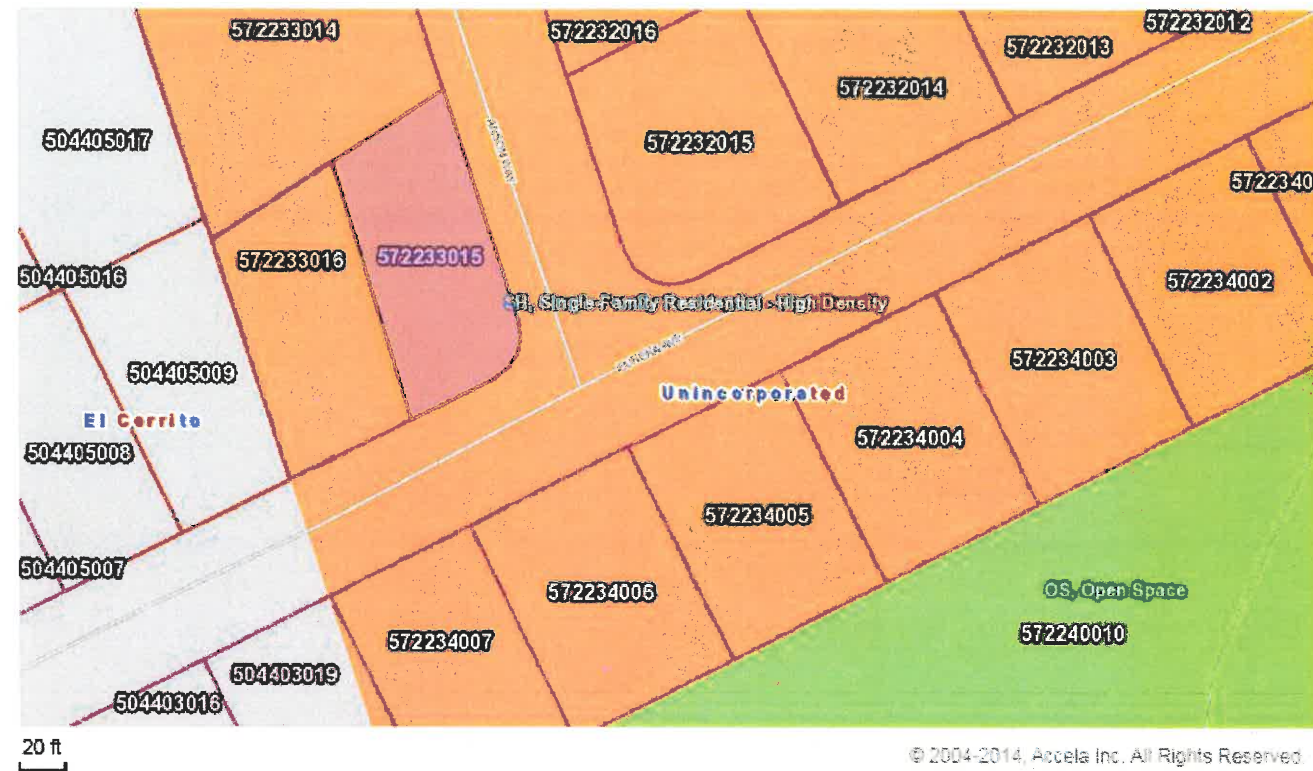
P.B.

CITY OF EL CERRITO,

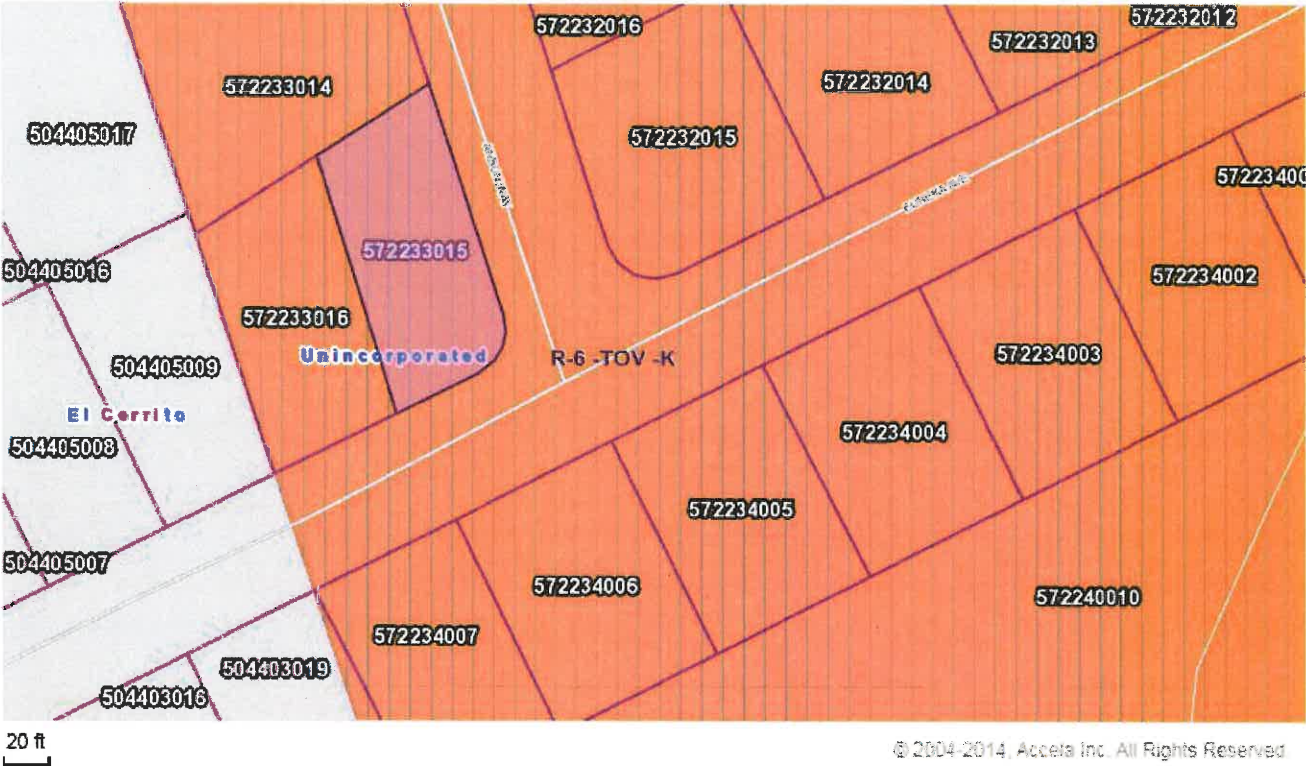
M-6/M-7  
SF  
1-3

1962 ROLL 9-23-92  
ASSESSOR'S MAP R-6  
BOOK 572 PAGE 23  
TULARE COUNTY OFFCONTRA COSTA, CALIF

## Gneral Plan: Single-Family High Density



Zoning: R-6-K-TOV





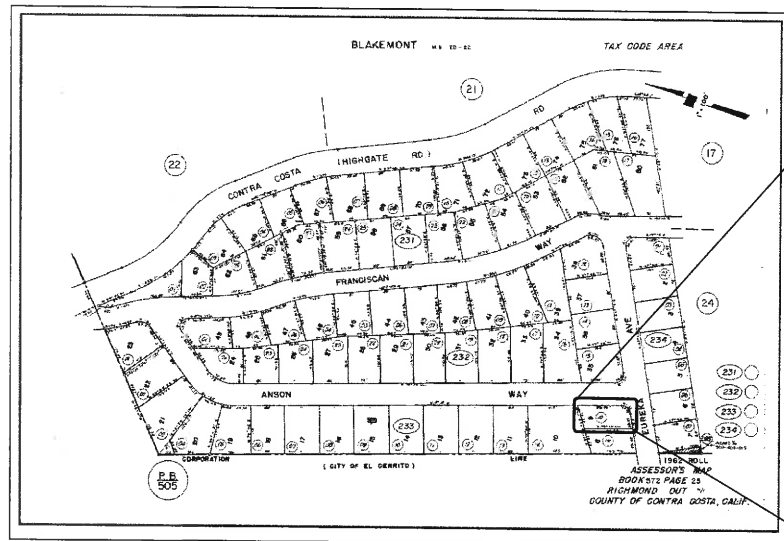
Aerial Photo (2008)



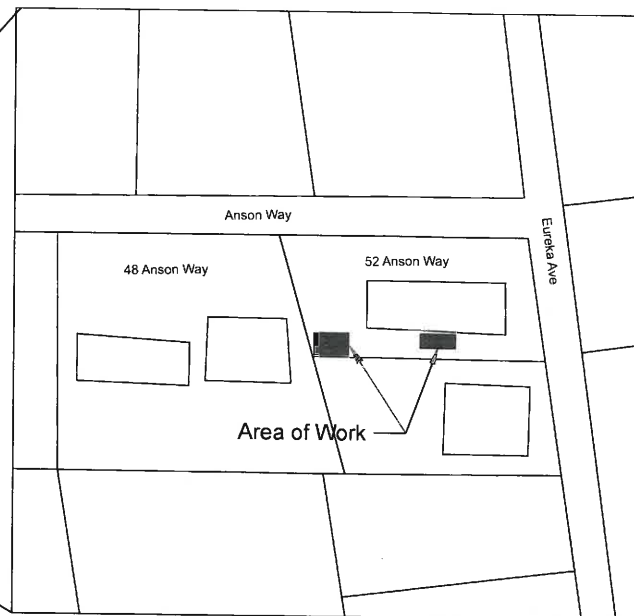
DP18-3019  
CONTRA COSTA  
2018 APR 30 PM 5:15  
APPLICATION & PERMIT CENTER

# Deck, Door & Pergola Project

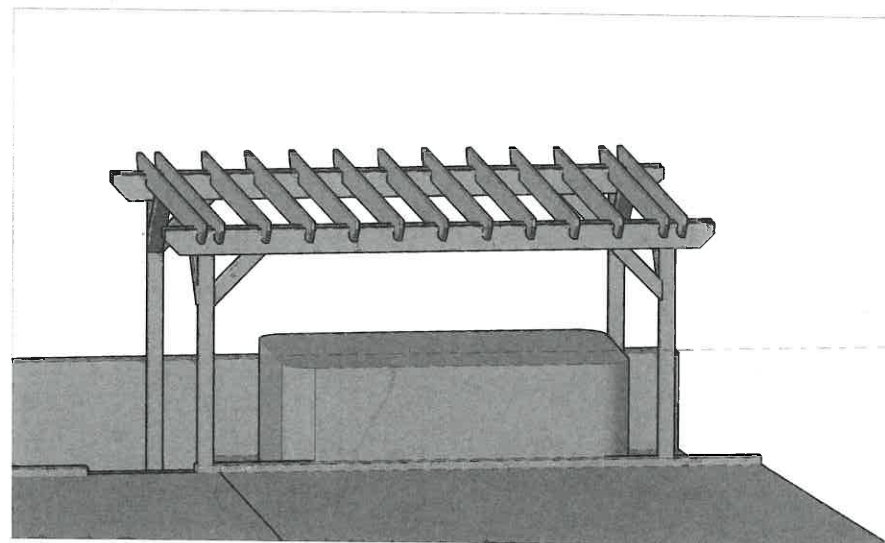
## 52 Anson Way



Neighborhood Plan

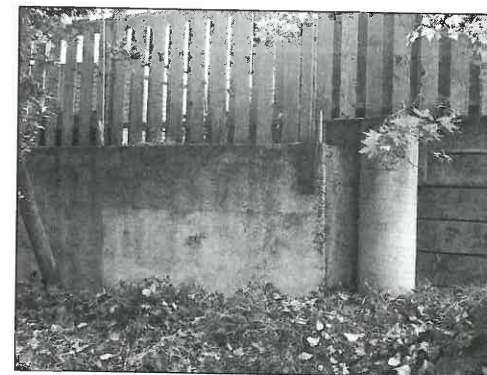


Site Plan

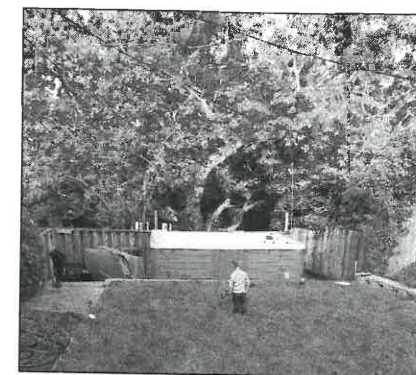


Final Design  
Scale:  $\frac{1}{4}" = 1'$

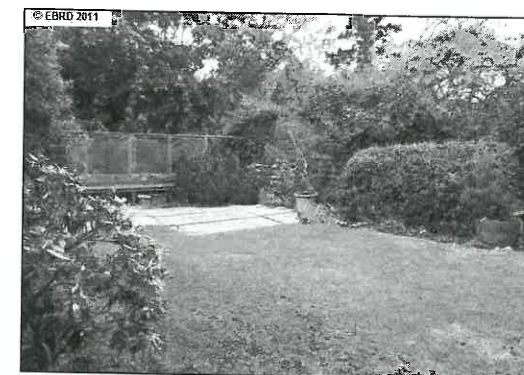
- | Sheets |                             |
|--------|-----------------------------|
| 1 of 5 | Title Sheet                 |
| 2 of 5 | Site Plan                   |
| 3 of 5 | Pergola Elevations          |
| 4 of 5 | Pergola Details & Cutsheets |
| 5 of 5 | Deck Details                |



Elevation Facing East  
Picture Date: Circa May 2017



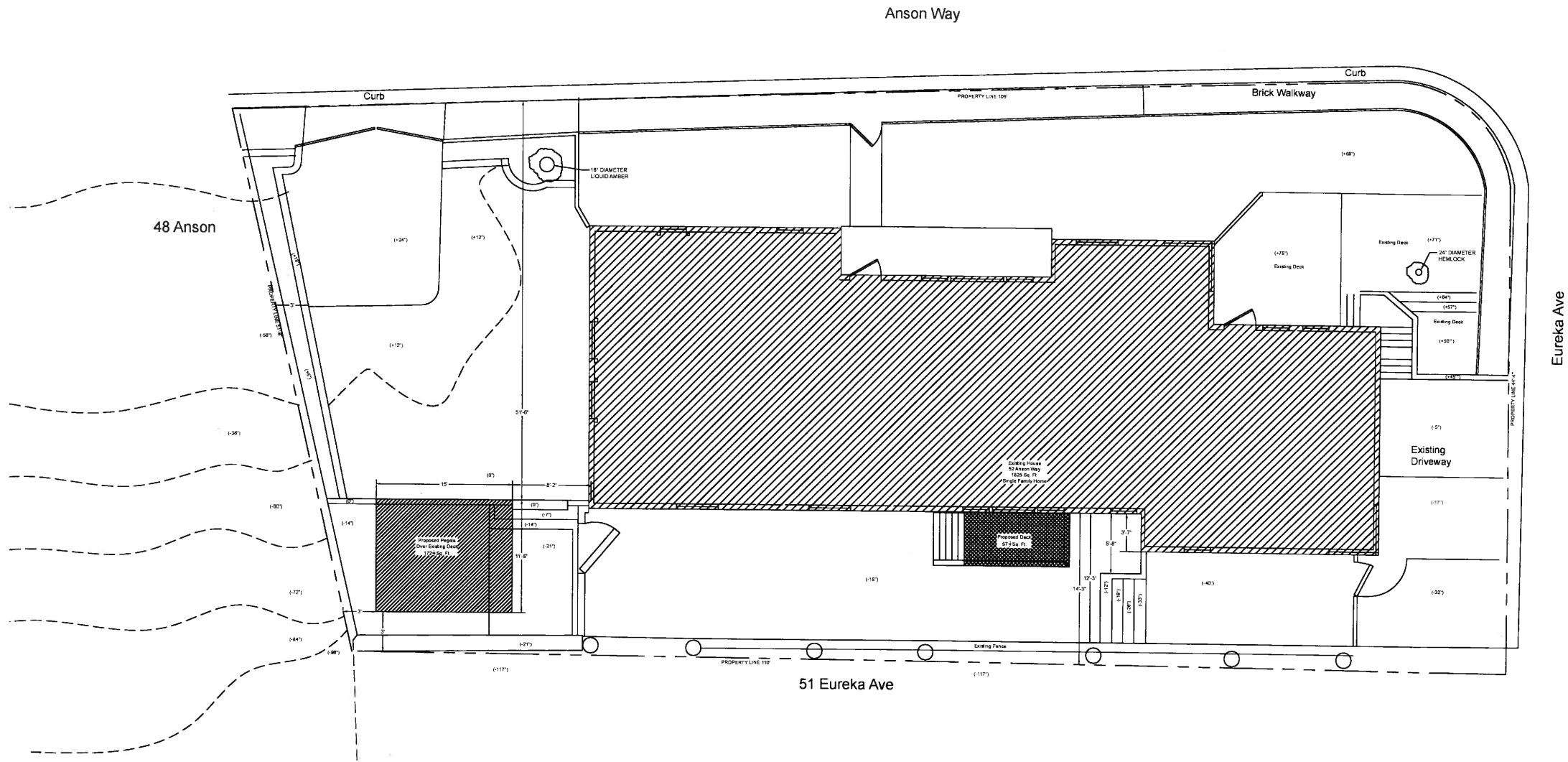
Elevation Facing West  
Picture Date: Circa May 2017



Existing 7'-6" Windbreak  
Picture Date: Circa 2012

Owner: Randy Young Address: 52 Anson Way Kensington, Ca 94707 415-939-7774	1 of 5	Scale: NTS Project: Open Pergola Shade Structure Scope: Remove old Windbreak wall and replace with a shade structure	Date:	Description	Rev.
			11-28-17	For Variance	1
			01-11-18	Revised For Permit (Setback Correction)	2



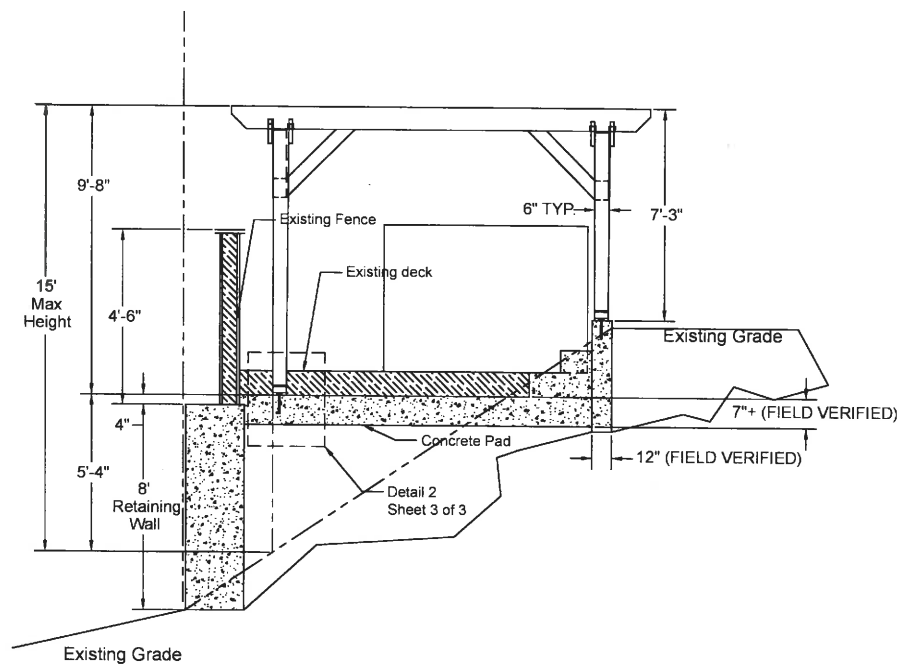


Site Plan

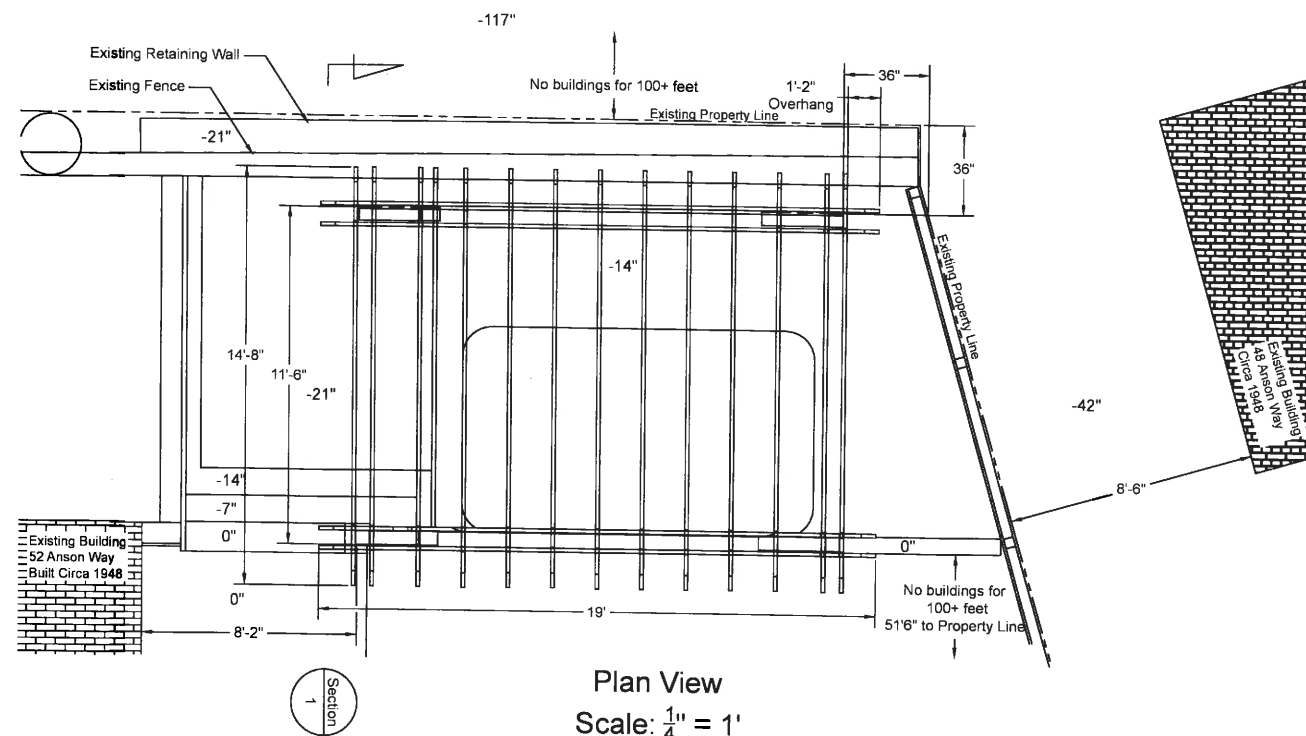
Description of proposed work:  
57 1/2 Sq. Ft. Deck  
Replace Window with Sliding Door  
172 1/2 Sq. Ft. Pergola over Existing Deck

Property Owner Name: D. Randall & Katy Young  
Project Address: 52 Anson Way, Kensington, CA 94707  
Lot size: 5,967 sq. ft

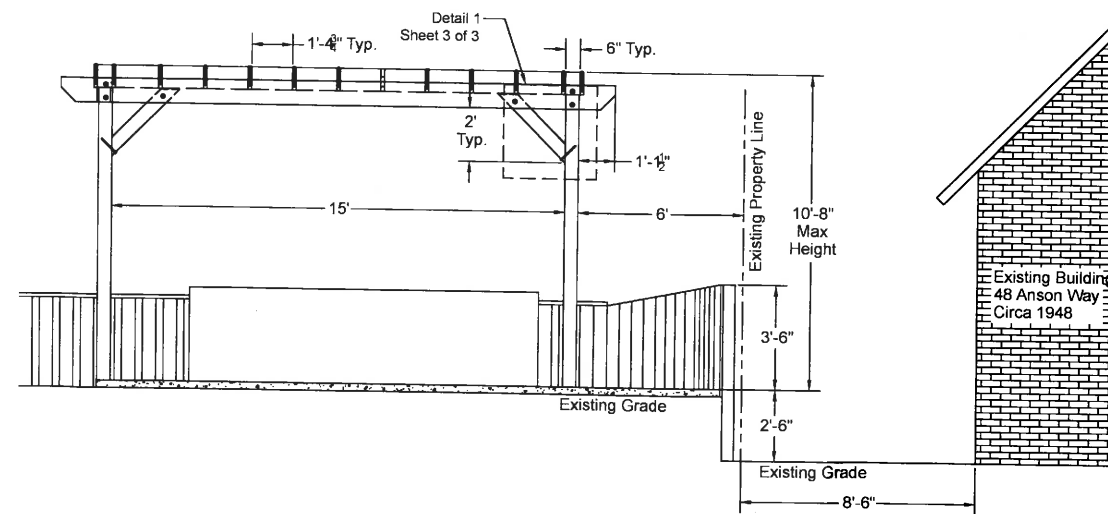
Owner: Randy Young Address: 52 Anson Way Kensington, Ca 94707 415-939-7774	2 of 5	Scale: 1/8" = 1' Project: Open Pergola Shade Structure Scope: Remove old Single Pane Window Replace with Low E Sliding Door, Build Deck & Pergola	Date:	Description		Rev.
			11-28-17	For Variance		1
			01-11-18	Revised For Permit (Setback Correction)		2



Section 1  
Facing North  
Scale:  $\frac{1}{4}" = 1'$

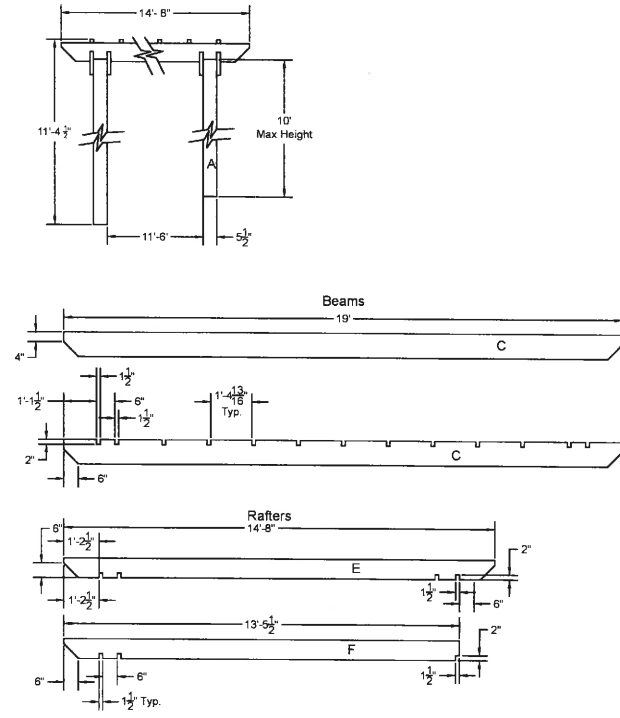


Plan View  
Scale:  $\frac{1}{4}" = 1'$

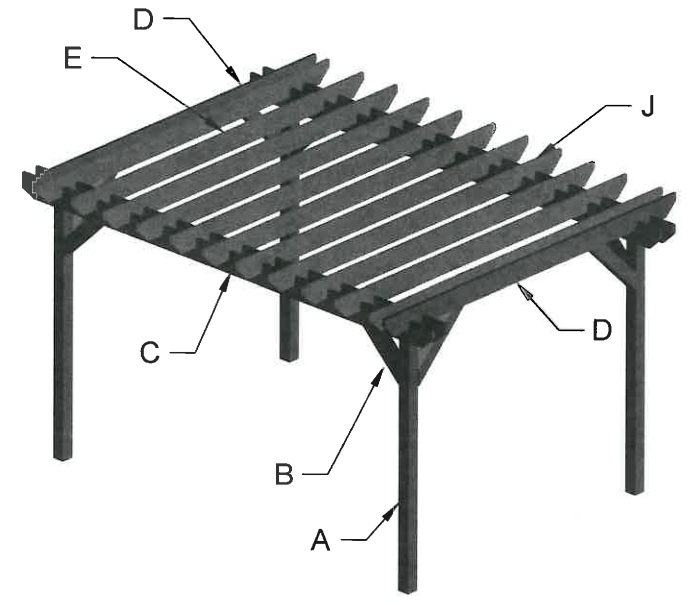


Front View  
Facing West  
Scale:  $\frac{1}{4}" = 1'$

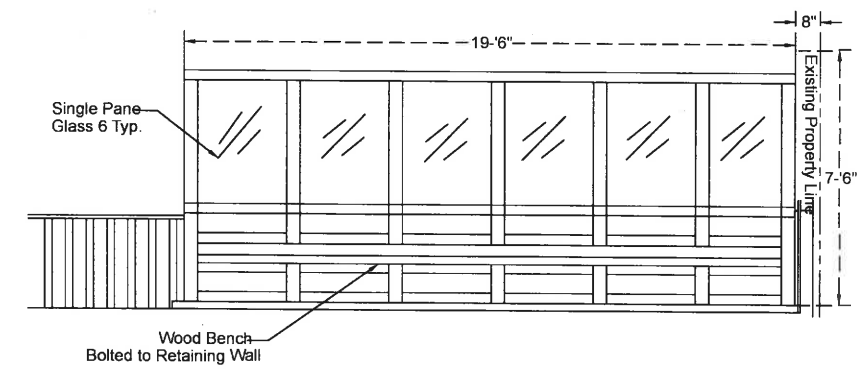
Owner: Randy Young Address: 52 Anson Way Kensington, Ca 94707 415-939-7774	3 of 5	Scale: $\frac{1}{4}" = 1'$ Unless Otherwise Noted Project: Open Pergola Shade Structure Scope: Remove old Windbreak wall and replace with a shade structure	Date:	Description		Rev.
			11-28-17	For Variance		1
			01-11-18	Revised For Permit (Setback Correction)		2



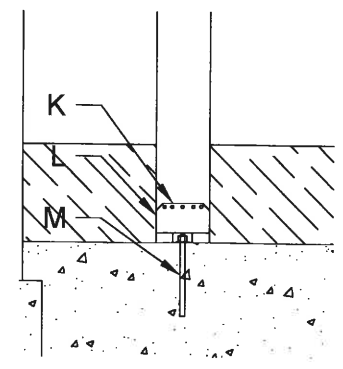
Cutsheet  
Scale: 1/4" = 1'



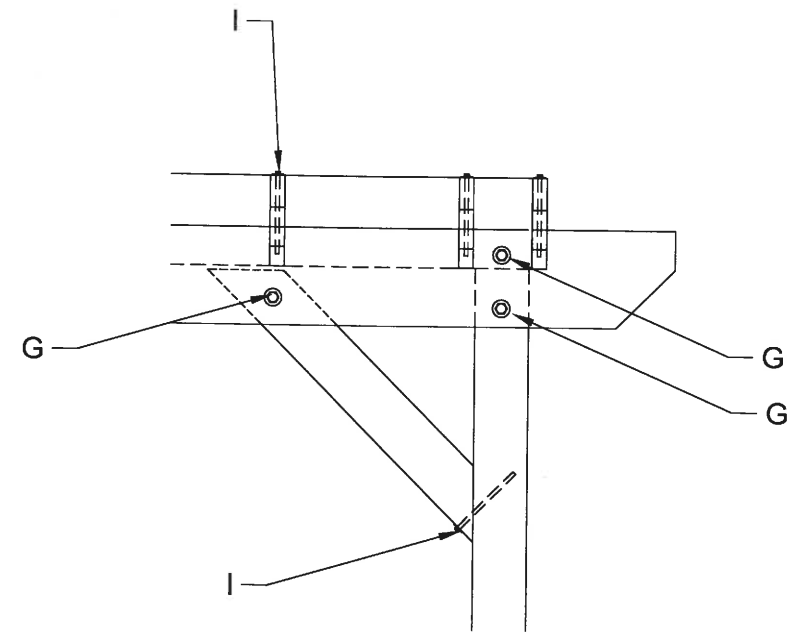
Bill of Materials			Size
Key	No	Description	
A	4	Posts	6"x6" x 12 ft.
B	4	Angled Bracket	6"x6" x 28 in.
C	4	Beams	2"x10" x 192 in.
D	2	Outside Rafters	2"x8" x 185.5in.
E	9	Inside Rafters	2x 8" 178 in.
F	2	Headers	2"x8" x 162 in.
G	3	Header Blocking	1-1/2"x3" x 162 in.
H	12	ThruLok Screw Bolt Fastening System	12" Bolts
I	22	Hex Head Self-Tapping Screws	1/4" x 8" Lag Screws
J	13	Hex Head Self-Tapping Screws	1/4" x 4" Lag Screws
K	2	3" Deck Screws	3" Deck Screws
L	4	12-Gauge Stainless Steel Post Holders	6 in. x 6 in.
M	4	Wedge Anchor Strong-Bolt	5/8 in. x 8-1/2 in.



Existing Elevation Facing West  
Wind Break Wall  
Scale: 1/4" = 1'



Detail 2  
4 x Post Anchor  
Scale: 1" = 1'

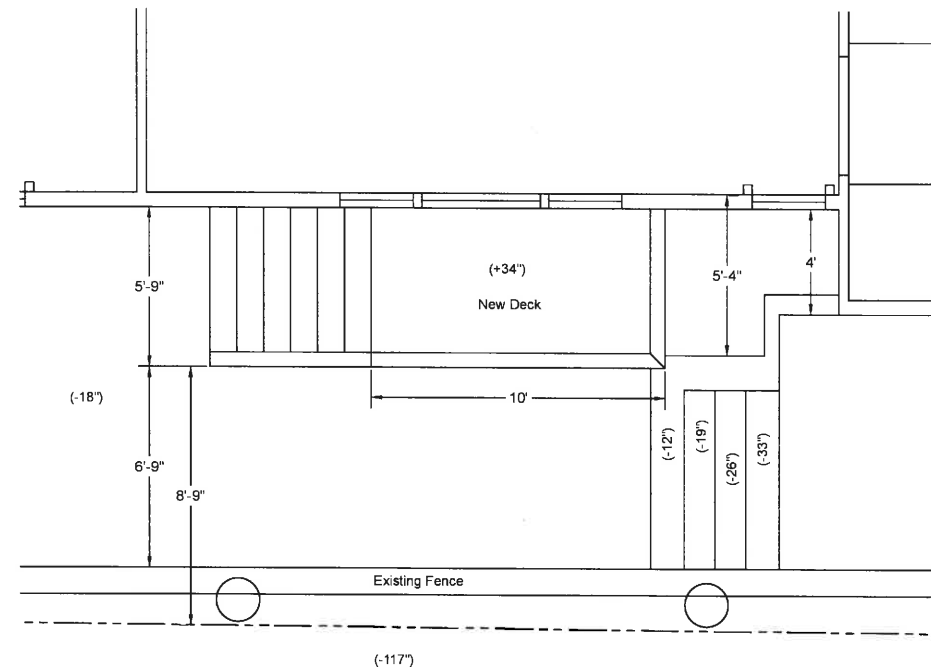


Detail 1  
Brace  
Scale: 1" = 1'

Owner: Randy Young Address: 52 Anson Way Kensington, Ca 94707 415-939-7774	4 of 5	Date:	Description	Rev.	
				1	2
				11-28-17 For Variance	01-11-18 Revised For Permit (Setback Correction)

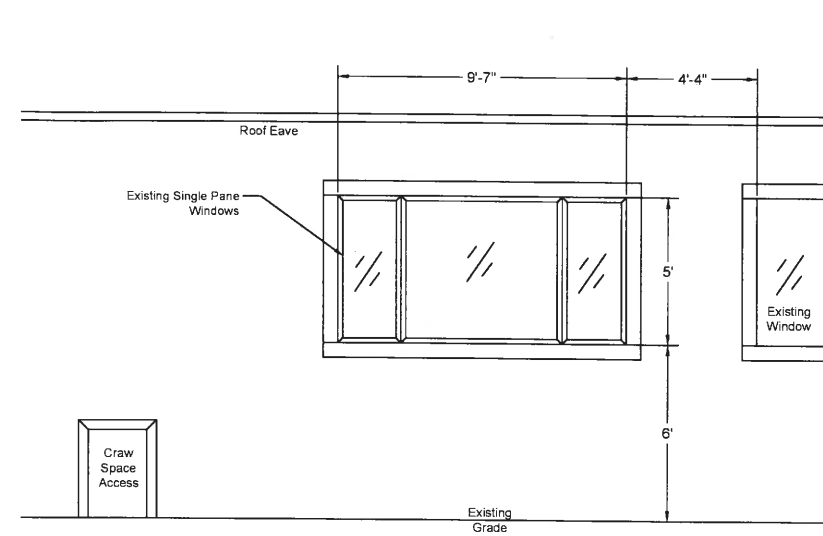
Scale: 1/4" = 1' Unless Otherwise Noted  
Project: Open Pergola Shade Structure  
Scope: Remove old Windbreak wall and replace with a shade structure



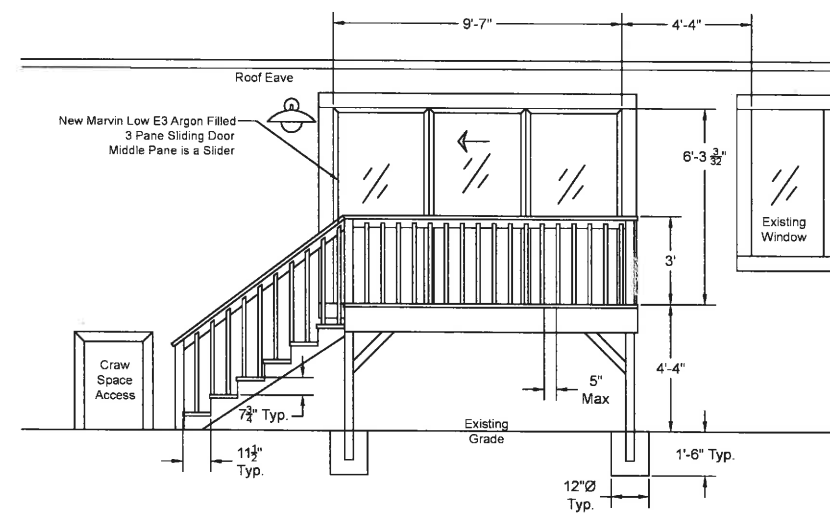


ka Ave

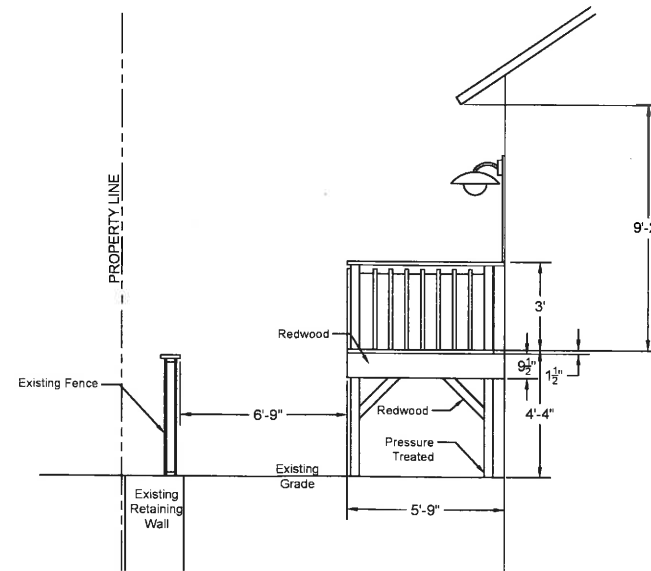
Proposed Plan View  
Scale:  $\frac{1}{4}" = 1'$



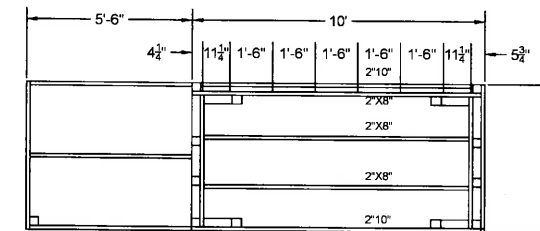
Existing View  
Facing East  
Scale:  $\frac{1}{4}" = 1'$



Proposed View  
Facing East  
Scale:  $\frac{1}{4}" = 1'$



Proposed View  
Facing North  
Scale:  $\frac{1}{4}" = 1'$



Framing Plan  
Scale:  $\frac{1}{4}" = 1'$

Owner: Randy Young Address: 52 Anson Way Kensington, Ca 94707 415-939-7774	Date:	Description	Rev.
Scale: $\frac{1}{4}" = 1'$ Unless Otherwise Noted Project: Open Pergola Shade Structure Scope: Remove old Single Pane Window Replace with Low E Sliding Door & Build Deck	11-28-17	For Variance	1
	3-9-17	Revised For Permit (Setback Correction)	2